

SCALE: 1" = 100'

Note:  
The bearing basis for this survey is the State Plane Coordinate System, NAD83, Grid North Texas Central Zone, (4203), GEOID: 12A  
Datum: NAVD88,  
CONVERGENCE: 1'27.55.38"  
COMBINED SCALE FACTOR: 0.99986928

### LEGEND

- 1/2" IRON PIN FOUND (STEEL PIN)
- CAPPED IRON PIN SET MARKED "FOREST 1847"
- CAPPED IRON PIN FOUND MARKED "FOREST 1847"
- NAIL SET
- NAIL FOUND
- CAPPED IRON PIN FOUND MARKED
- TXDOT TYPE I CONCRETE MARKER
- BENCHMARK MONUMENT (COTTON SPINDLE SET)

SURVEY/ABSTRACT LINES  
TRACT LINES  
BOUNDARY LINES  
50' PRIVATE EASEMENT

( ) Denotes Record Information  
All document references are in Williamson County, Texas  
O.P.R.W.C.T. Official Public Records of Williamson County, Texas  
P.R.W.C.T. Plat Records of Williamson County, Texas  
D.R.W.C.T. Deed Records of Williamson County, Texas

Owner: Al Penichet  
Chalst Investments, LLC.  
129 Camp Verde Dr.  
Georgetown, Texas 78633  
512-818-4866  
al@971rvpark.com

Engineer: Monty L Clark, PE, CPESC No: 90894  
Clark Associates, PLLC  
215 Main St.  
Temple, TX 76501  
254-899-0899  
MClark@clark-assoc.com

Surveyor: William F. Forest, Jr., RPLS 1847  
1002 Ash St.  
Georgetown, Texas 78626  
512-930-5927  
bill@forestsurveying.com

Notes:  
TBM#1—Magnail with washer set in concrete, Elevation=629.60'  
TBM#2—Top of Fire Hydrant, Elevation=638.61'  
TBM#3—Cotton gin spindle set in power pole, Elevation=619.38'

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"Retreat at 971, A Private Subdivision."  
41.491 Acres  
Richard Tankersley Survey A-784  
Williamson County, Texas

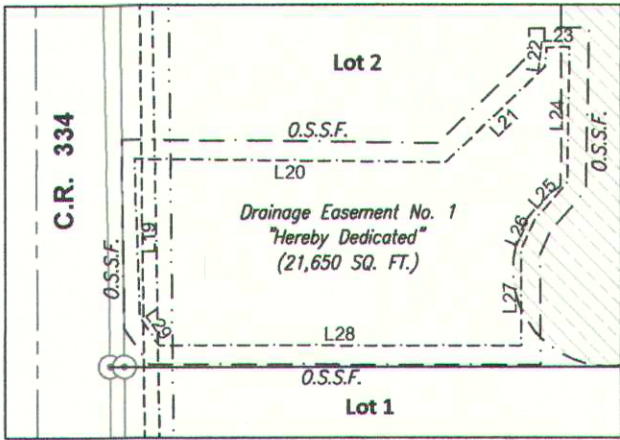


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1002 Ash Street, Georgetown, Texas  
Phone: (512) 930-5927  
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TBPLS FIRM NO. 100020000

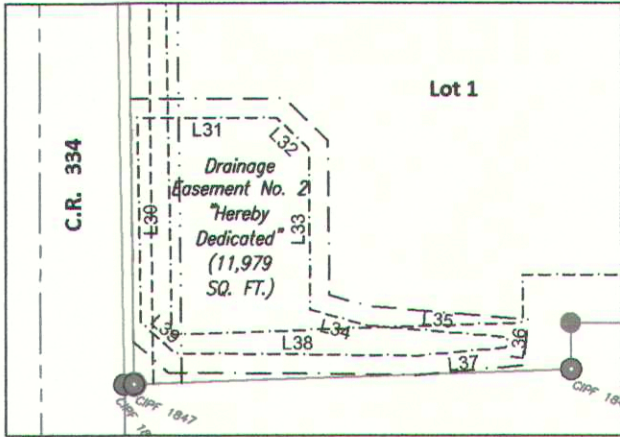
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1017 S. Interstate 35 Austin, TX 78741, US (512) 440-7723

Revision	Revision	Map Date: JANUARY 13, 2021
5-12-2021	06-07-2024	Field Book/Page: 143/49
7-30-2021	07-02-2024	LO: RETREAT PAGE 1
8-18-2021		Project Name: AL PENICHET
11-15-2022		Dwg: RETREAT AT 971, A PRIVATE SUBDIVISION
02-14-2024		
05-09-2024		PAGE 1 OF 3

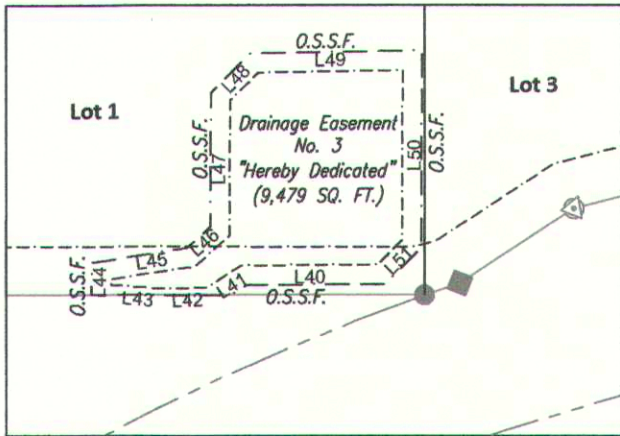




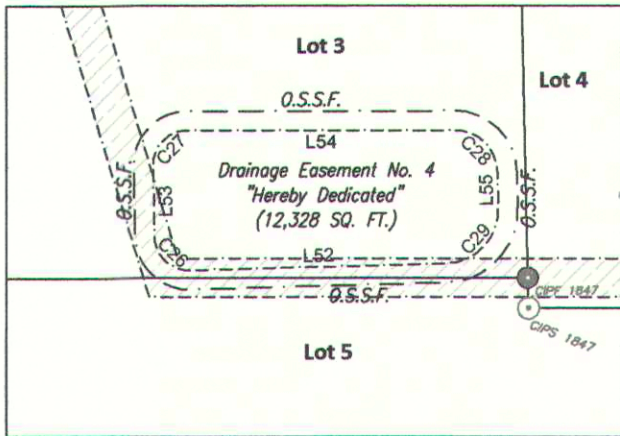
DETAIL "A"  
SCALE: 1" = 100'



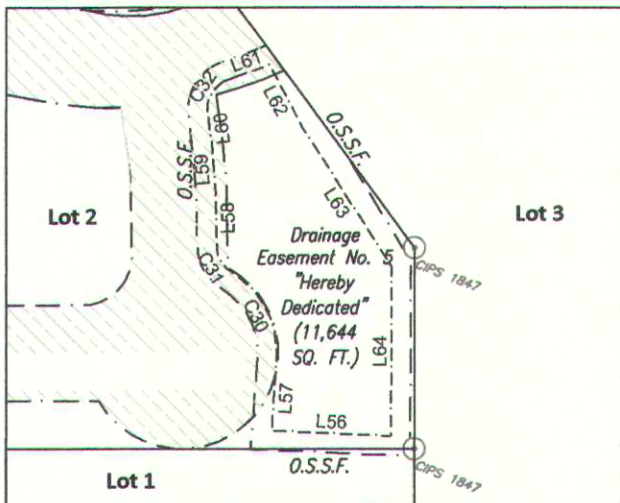
DETAIL "B"  
SCALE: 1" = 100'



DETAIL "C"  
SCALE: 1" = 100'



DETAIL "D"  
SCALE: 1" = 100'



DETAIL "E"  
SCALE: 1" = 100'

Line Table		
Line #	Bearing	Distance
L19	N 22°49'14" W	82.33'
L20	N 69°43'45" E	162.26'
L21	N 25°14'25" E	71.38'
L22	N 14°52'03" W	10.12'
L23	N 68°19'12" E	11.72'
L24	S 19°52'44" E	70.47'

Line Table		
Line #	Bearing	Distance
L25	S 20°21'35" W	25.36'
L26	S 03°34'32" W	17.73'
L27	S 21°13'55" E	49.05'
L28	S 69°07'33" W	188.70'
L29	N 55°36'52" W	17.57'

Line Table		
Line #	Bearing	Distance
L30	N 21°57'08" W	106.58'
L31	N 69°00'57" E	72.43'
L32	S 67°12'52" E	23.26'
L33	S 21°26'39" E	83.87'
L34	N 84°15'20" E	30.97'
L35	N 73°50'22" E	73.10'

Line Table		
Line #	Bearing	Distance
L36	S 14°56'32" E	5.45'
L37	S 63°50'55" W	45.37'
L38	S 69°38'20" W	127.15'
L39	N 69°34'40" W	23.90'

Line Table		
Line #	Bearing	Distance
L40	S 68°53'42" W	71.03'
L41	S 35°57'46" W	21.05'
L42	S 66°49'02" W	21.64'
L43	S 73°22'01" W	28.77'
L44	N 19°18'12" W	3.01'
L45	N 60°34'14" E	44.21'

Line Table		
Line #	Bearing	Distance
L46	N 27°36'05" E	23.87'
L47	N 20°47'36" W	70.12'
L48	N 24°09'42" E	21.02'
L49	N 68°08'22" E	74.98'
L50	S 20°47'49" E	88.47'
L51	S 23°50'13" W	17.82'

Line Table		
Line #	Bearing	Distance
L52	S 67°31'32" W	134.23'
L53	N 22°16'28" W	36.82'
L54	N 68°59'17" E	139.49'
L55	S 22°18'11" E	19.26'

Curve Table					
Curve #	Radius	Chord Bearing	Chord Distance	Delta	Arc Length
C26	17.87'	N 67°10'07" W	25.41'	90°36'41"	28.27'
C27	18.00'	N 23°21'24" E	25.74'	91°15'45"	28.67'
C28	22.00'	S 66°39'27" E	30.76'	88°42'32"	34.07'
C29	28.03'	S 21°53'09" W	39.07'	88°22'39"	43.24'

Line Table		
Line #	Bearing	Distance
L56	S 71°38'14" W	62.33'
L57	N 16°55'46" W	34.85'
L58	N 22°15'56" W	29.45'
L59	N 25°27'31" W	22.17'
L60	N 28°39'05" W	17.87'
L61	N 48°46'55" E	22.20'
L62	S 48°59'08" E	36.68'
L63	S 53°40'56" E	85.99'
L64	S 20°51'21" E	88.03'

Curve Table					
Curve #	Radius	Chord Bearing	Chord Distance	Delta	Arc Length
C30	49.01'	N 47°03'04" W	52.86'	65°16'15"	55.83'
C31	16.00'	N 50°58'34" W	15.37'	57°25'16"	16.04'
C32	16.00'	N 11°39'51" E	20.71'	80°37'52"	22.52'

PRIVATE DRIVE EASEMENT TABLE							
NAME	EASEMENT WIDTH	PAVEMENT DIMENSION	SHOULDER WIDTH	LENGTH OF ROADWAY	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION TYPE
MONTANA SKY PRIVATE DR	50 FT.	28 FT.	4 FT.	669 FT	25 MPH	PRIVATE	LOCAL
EAGLE FLIGHT PRIVATE DR	50 FT.	28 FT.	4 FT.	360 FT.	25 MPH	PRIVATE	LOCAL
CHEROKEE STAR PRIVATE DR	50 FT.	28 FT.	4 FT.	510 FT.	25 MPH	PRIVATE	LOCAL
PUMA PAW PRIVATE DR	50 FT.	28 FT.	4 FT.	627 FT.	25 MPH	PRIVATE	LOCAL
ARCADIAN FIELD PRIVATE DR	50 FT.	28 FT.	4 FT.	351 FT.	25 MPH	PRIVATE	LOCAL

Line Table		
Line #	Bearing	Distance
L1	S 50°57'02" W	19.48'
L2	S 35°43'23" W	70.75'
L3	S 18°18'48" E	36.71'
L4	N 78°56'18" E	53.35'
L5	S 28°39'05" E	26.53'
L6	S 22°15'56" E	40.91'
L7	S 22°12'43" E	33.14'
L8	S 28°39'05" E	26.53'
L9	N 78°56'18" E	54.69'
L10	S 18°18'48" E	35.74'
L11	N 88°31'18" E	22.79'
L12	S 88°31'18" W	29.85'
L13	S 09°42'51" W	34.51'
L14	S 21°00'30" E	29.92'
L15	N 78°56'18" E	54.70'
L16	N 28°39'05" W	50.01'
L17	N 22°15'56" W	33.12'
L18	N 21°35'19" W	50.00'

Curve Table					
Curve #	Radius	Chord Bearing	Chord Distance	Delta	Arc Length
C1	1206.28'	S 72°00'32" W	745.93'	36°01'14"	758.36'
C2	1206.28'	S 73°28'31" W	686.98'	33°05'16"	696.61'
C3	1206.28'	S 55°27'54" W	61.74'	2°55'58"	61.75'
C4	205.00'	S 05°38'49" E	108.61'	30°43'21"	109.92'
C5	80.01'	N 55°57'34" W	159.98'	182°44'25"	255.19'
C6	155.00'	S 04°17'58" E	75.07'	28°01'39"	75.82'
C7	155.00'	N 63°13'41" E	83.94'	31°25'14"	85.00'
C8	205.00'	N 49°05'39" E	37.51'	10°29'57"	37.56'
C9	205.00'	S 25°27'31" E	22.84'	6°23'09"	22.85'
C10	50.00'	S 23°21'47" W	96.30'	211°15'26"	184.36'
C11	50.00'	N 65°57'11" W	96.57'	210°06'38"	183.36'
C12	25.00'	N 65°57'11" W	35.39'	90°06'38"	39.32'
C13	25.00'	S 23°23'23" W	35.72'	91°12'13"	39.80'
C14	155.02'	N 25°27'31" W	17.27'	6°23'09"	17.28'
C15	203.52'	N 73°37'09" E	37.87'	10°40'38"	37.93'
C16	155.00'	N 73°57'54" E	26.87'	9°56'48"	26.91'
C17	205.00'	S 09°01'16" E	66.20'	18°35'02"	66.49'
C18	155.00'	N 78°45'24" E	52.58'	19°31'48"	52.83'
C19	205.00'	S 78°45'24" W	69.54'	19°31'48"	69.88'
C20	155.00'	S 05°38'49" E	82.12'	30°43'21"	83.11'
C21	180.02'	S 05°38'49" E	95.38'	30°43'21"	96.53'
C22	180.02'	N 78°45'24" E	61.07'	19°31'48"	61.36'
C23	180.02'	S 04°17'58" E	87.19'	28°01'39"	88.06'
C24	180.02'	N 73°57'54" E	31.21'	9°56'48"	31.25'
C25	180.02'	N 70°08'36" E	55.05'	17°35'24"	55.27'
C26	180.02'	N 25°27'31" W	20.05'	6°23'09"	20.06'
C27	50.00'	N 23°21'47" E	71.48'	91°15'26"	79.64'
C28	50.00'	S 65°57'11" E	70.78'	90°06'38"	78.64'

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"Retreat at 971, A Private Subdivision."  
41.491 Acres  
Richard Tankersley Survey A-784  
Williamson County, Texas



Forest Surveying & Mapping Company  
1002 Ash Street, Georgetown, Texas  
Phone: (512) 930-5927  
www.forestsurveying.com  
TBPLS FIRM NO. 100020000

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1017 S. Interstate 35 Austin, TX 78741, US (512) 440-7723

Revision	Revision	Original Submittal Date: January 13, 2021
5-12-2021	06-07-2024	Field Book/Page: 143/49
7-30-2021	07-02-2024	LO: RETREAT PAGE 2
8-18-2021		Project Name: AL PENICHERT
11-15-2022		Dwg: RETREAT AT 971, A PRIVATE SUBDIVISION
02-14-2024		
05-09-2024		PAGE 2 OF 3



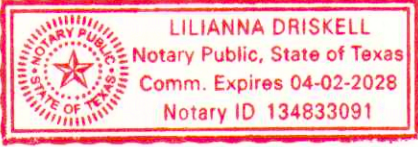
OWNER'S CERTIFICATION

STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF WILLIAMSON §

That I, Alberto Penichet, Manger of Chaist Investments, LLC, as the owner of the certain 41.491 acres of land shown hereon and described on this plat, called 41.50 acres as described in a deed to Chaist Investments, LLC, as recorded in Document No. 2016109828, of the Official Public Records of Williamson County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate, and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as " Retreat at 971", A Private Subdivision.

TO CERTIFY WHICH, WITNESS by my hand this 3rd day of July, 2024.

Alberto Penichet, Manager  
Chaist, Investments, LLC  
129 Camp Verde Drive  
Georgetown, TX 78633  
512-818-4866 Email: al@971rvpark.com



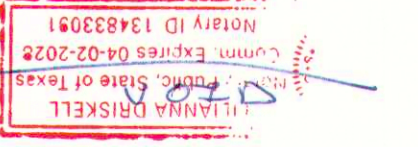
STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF WILLIAMSON §

Before me, the undersigned authority, on this day personally appeared Alberto Penichet, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this 3rd day of July, 2024.

Notary Public in and for the State of Texas

My Commission expires on: 4-2-28



STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF WILLIAMSON COUNTY §

I, Citizens National Bank, Lien Holder of the certain 41.491 acre tract of land shown hereon and described in a deed recorded in Document No. 2016109828, of the Official Records of Williamson County, Texas, do hereby consent to the subdivision of said tract as shown hereon; do further hereby join, approve and covenant to all restrictions listed herein and do hereby dedicate to Williamson County, right-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate. This subdivision is to be known as: Retreat at 971, A Private Subdivision

TO CERTIFY WHICH, WITNESS by my hand this 3rd day of July, 2024.

Jeff Baker, Branch President  
Citizens National Bank  
12128 Ranch Road 620 N,  
Austin Texas, 78750

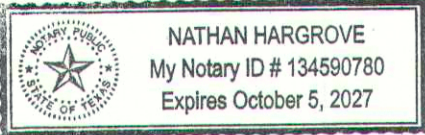
STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF WILLIAMSON COUNTY §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared <lien holder's name>, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 3rd day of July, 2024.

Notary Public in and for the State of Texas

My Commission expires on: 10/5/27



SURVEYOR'S CERTIFICATION

STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF WILLIAMSON §

I, The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This plat is correct to the best of my knowledge and belief and identifies any evidence of utilities, boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, except as shown hereon. This tract is not within the Edwards Aquifer Recharge Zone.

TO CERTIFY WHICH, WITNESS by my hand and seal at Georgetown, Williamson County, Texas,

this 3rd day of July, 2024

William F. Forest, Jr.  
Registered Professional Land Surveyor No. 1847, State of Texas  
TBPLS, Firm Registration No. 1002000  
1002 Ash Street  
Georgetown, Texas 78626



GENERAL NOTES AND REQUIREMENTS:

- There are no new public roadways approved as a part of this subdivision, and all private roads will be built to meet all county road standards. Williamson County will never accept or maintain the roads herein,
- Maintenance responsibility for drainage will not be accepted by the county other than that accepted in connection with draining or protecting the road system. Maintenance responsibility for storm water management controls will remain with the owner.
- Existing easements are shown on sheet one according to the records as set out in Document 2017095238, a Permanent 25 foot wide water line easement to Lone Star Regional Water Authority. A General Type Electrical Easement to Oncor Electric Delivery Company, Document No. 2017116481, for use until lines are abandoned. And A General Type Electrical Easement to Oncor Electric Delivery Company, 20' wide, Document No. 2024021663
- No lots in this subdivision are encroached by a special flood hazard area inundated by the 100-year (1% chance) flood as identified by the the U.S. Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48491C0330F, effective date December 20, 2019 for Williamson County, Texas.
- The landowner assumes all risks associated with improvements located in the Right-of-Way for Farm to Market 971, County Road 334 and County Road 380. By placing anything in the Right-of-Way and/or road widening easements, the landowner indemnifies and holds the County, its officers, and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the county and that the owner of the improvements will be responsible for the relocation and/or replacement of the improvement.
- Improvements within the county road Right-of-Way including, but not limited to, landscaping, irrigation, lighting, custom signs, are prohibited without first obtaining an executed license agreement with Williamson County.
- All private roadways and easements as shown on this plat are free of liens. All private roadways shall be perpetually maintained by the Retreat at 971 RV Park. Williamson County will never accept private roads for maintenance. The roads shall be maintained to such a standard, which will not affect access by public service agencies such as police, fire, and emergency medical services. The Retreat at 971 must contain a mechanism for assessing the owners within the subdivision to produce adequate revenue for perpetual maintenance.
- Water service for this subdivision will be provided by Jonah Water Supply. Sewer service for this subdivision will be provided by On-Site Sewage Facilities.
- Rural mailboxes shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial Right-of-Way shall meet the current TXDOT standards. Any mailbox that does not meet this requirement may be removed by Williamson County.
- It is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property. The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage stating roads are Private Roadways must be placed at all entrances of the Subdivision. All sidewalks shall be maintained by each of the adjacent property owners.
- The minimum FFE shall be at least one foot above the adjacent finished grade and BFE. Exceptions can be made at entrance and egress points, where necessary, to meet The Americans With Disabilities Act (ADA). Recreational vehicle parking pads must also be placed at least one foot above BFE.
- Driveway Maintenance will be the responsibility of the property owner. If obstructions occur within the driveway culvert, the County reserves the right to clear obstructions, that are causing adverse impacts to the roadway.
- A Certificate of Compliance is hereby issued for all Lots within this Subdivision. This Certificate of Compliance is valid until such time as FEMA or the County revises or newly adopts floodplain boundaries in this vicinity.
- Land within this Plat is terraced from prior agricultural use. The terracing retains rainfall runoff and directs it through existing drainage patterns on Lots. Existing drainage patterns shall remain the same. Property owners shall not grade or develop land on property in a manner that would alter the existing drainage patterns. In the event drainage patterns are changed and adjacent properties are adversely impacted or damaged, the property owner may be liable per Texas water code Section 11.086.
- This Development is considered exempt from On-site Storm-water Detention Controls, based on Williamson County Subdivision Regulation B11.1.3. Which states that a proposed Development may be considered exempt from providing On-site Storm-water Detention, if all Lots are 2 acres or more and less than 20% impervious cover per Lot.
- This Subdivision is subject to Storm-water Management Controls as required by Williamson County Subdivision Regulation Section B11.1, on New Development that would evoke such controls beyond existing conditions.

Engineer's Certification

I, Monty L Clark, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not in the Edwards Aquifer Recharge Zone and is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0330F, effective date December 20, 2019, and that each lot conforms to the Williamson County regulations.

The fully developed, concentrated storm water runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this 8 day of July, 2024.

Clark Associates, PLLC  
Monty L. Clark, P.E., C.P.E.S.C.  
Registered Professional Engineer (sealed)  
No. 90894, State of Texas  
TBPE Registration No. F-23184  
215 N Main St, Temple, TX 76501




WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF)

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's Office and Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

Adam D. Boatright, P.E.  
Williamson County Engineer

Date



**Forest Surveying & Mapping Company**  
1002 Ash Street, Georgetown, Texas  
Phone: (512) 930-5927  
www.forestsurveying.com  
TBPLS FIRM NO. 100020000

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1017 S. Interstate 35 Austin, TX 78741, US (512) 440-7723

"Retreat at 971, A Private Subdivision."

41.491 Acres

Richard Tankersley Survey A-784  
Williamson County, Texas

BEING 41.491 acres of land, situated in the Richard Tankersley Survey, Abstract No. 784, in Williamson County, Texas, said 41.491 acres being the same tract of land called 41.50 acres, of record to Chaist Investments, LLC., Document No. 2016109828, Official Public Records, Williamson County, Texas (OPRWCT). This tract was surveyed on the ground in November of 2020 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

BEGINNING, at a ½" capped iron pin found (steel pin), marked "FOREST RPLS 1847", at the Northwest corner of said 41.50 acre tract, for the Northwest corner hereof, same point being the Southwest corner of a 100 acre tract, of record to Rufus Prikrly, Jr., Volume 1629, Page 163, (DRWCT), said point being in the East Right-of-Way line of County Road 334, THENCE, departing said Right-of-Way line, with the common boundary line of said 41.50 acre tract and said 100 acre tract, N 69°00'54" E, 1571.35 feet, to a ½" iron pin found, at the most northerly Northeast corner of said 41.50 acre tract, for the most northerly Northeast corner hereof, same being the Southeast corner of said 100 acre tract, said point being in the West boundary line of a 43.61 acre tract, of record to JC RC, LLC., Document No. 2010055972,

THENCE, with the common boundary line of said 41.50 acre tract and said 43.61 acre tract, along or near a fence, the following two courses and distances:

- S 21°06'39" E, 92.83 feet, to a ½" capped iron pin found, marked "FOREST RPLS 1847", at an ell corner of said 41.50 acre tract, same being the Southwest corner of said 43.61 acre tract,
- N 68°30'25" E, 218.97 feet, to a ½" iron pin found, for the most easterly Northeast corner of said 41.50 acre tract and the most easterly Northeast corner hereof, same point being in the West Right-of-Way line of County Road 380,

THENCE, with the common boundary line of said 41.50 acre tract and said Right-of-Way, S 22°09'58" E, 948.57 feet, to a ½" capped iron pin found, marked "FOREST RPLS 1847", at the Southeast corner of said 41.50 acre tract, for the Southeast corner hereof, same point being in the North Right-of-Way of Farm to Market 971,

THENCE, with the common boundary line of said 41.50 acre tract and Farm to Market 971, the following four (4) courses and distances:

- S 68°59'25" W, 126.45 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", at the point of curvature for a non-tangent curve,
- in a westerly direction with a non-tangent curve to the left, with a Radius of 1206.28 feet, having a Chord Bearing of S 72°00'32" W, 745.93 feet, having a Central Angle of 36°01'14" and an Arc Length of 758.36 feet, to a mag nail set, with washer, marked "FOREST RPLS 1847",
- (L2) S 35°43'23" W, 70.75 feet, to a concrete monument (TXDOT Type I), for an angle point of said 41.50 acre tract and said Right of Way,
- (L1) S 50°57'02" W, 19.48 feet, to a ½" iron pin found, for the Northeast corner of a 5.89 acre tract, of record to Texas Crushed Stone, Document No. 9612351 (OPRWCT),

THENCE, departing said Right-of-Way line, with the common boundary line of said 41.50 acre tract and said 5.89 acre tract, the following three (3) courses and distances:

- S 69°03'18" W, 610.96 feet, to a ½" iron pin found, for an ell corner,
- S 21°29'35" E, 24.09 feet, to a ½" capped iron pin found, marked "FOREST RPLS 1847", for an ell corner
- S 67°04'03" W, 232.80 feet, to a ½" capped iron pin found, marked "FOREST RPLS 1847", in the East Right-of-Way line of County Road 334, said point being the Southwest corner of said 41.50 acre tract and Northwest corner of said 5.89 acre tract, for the Southwest corner hereof,

THENCE, with the common boundary line of said County Road 334 and said 41.50 acre tract, N 21°55'22" W, 1076.95 feet, to the POINT OF BEGINNING, and containing 41.491 acres, more or less.

COUNTY JUDGE'S APPROVAL

STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF WILLIAMSON §

I, Bill Gravell, Jr., County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes hereon, that a subdivision having been fully presented to the Commissioners Court of Williamson County, Texas, and by the said Court duly considered, were on this day approved, and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

Date: \_\_\_\_\_

Bill Gravel Jr., County Judge

Williamson County, Texas

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF WILLIAMSON §

I, Nancy E. Rister, Clerk of the County Court of said Count, do hereby certify, that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ A.D., at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., and duly recorded this the day of \_\_\_\_\_, \_\_\_\_\_ A.D., at \_\_\_\_\_ o'clock, \_\_\_\_\_ M. in the Official Public Records of said County in instrument No. \_\_\_\_\_.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy E. Rister, Clerk County Court  
of Williamson County, Texas

By: \_\_\_\_\_, Deputy

911 ADDRESSING APPROVAL

Road name and address assignments verified this the 3 day of July, 2024 A.D.

Cindy Bridges  
Williamson County Addressing Coordinator

Revision	Revision	Drawing Date: JANUARY 13, 2021
5-12-2021	06-07-2024	Field Book/Page: 148/23
7-30-2021	07-02-2024	LO:RETREAT PAGE 3
8-18-2021		Project Name: AL PENICHERT
11-15-2022		Dwg: RETREAT AT 971, A PRIVATE SUBDIVISION
02-14-2024		
05-09-2024		PAGE 3 OF 3